

# DISTRICT II ADVISORY BOARD AGENDA

February 8, 2016  
6:30 p.m.

Fire Station #20  
2255 S. Greenwich  
Wichita, KS 67207

## ORDER OF BUSINESS

### Call to Order

Approval of Minutes for January 11, 2016

Approval of Agenda for February 8, 2016

### Public Agenda

*The public agenda allows members of the public to present issues not on the agenda to the Board. Each presentation is limited to five minutes unless extended by the Board.*

#### 1. Scheduled items

No Scheduled Items

#### 2. Off Agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

**Recommended Action:** Receive and file.

### Staff Reports

#### 3. Community Police Report

Community Police Officers for beat areas in District II will report on specific concerns.

**Recommended Action:** Receive and file

#### 4. Fire Department Report

Fire Department Staff for fire stations in District II will report on specific concerns.

**Recommended Action:** Receive and file

#### 5. Park and Recreation Department

Park and Recreation Staff for parks in District II areas will report on specific concerns.

**Recommended Action:** Receive and file

#### 6. Public Works Engineering Report

Public Works Engineering will give an update on District II projects.

**Recommended Action:** Receive and file

#### 7. Library Report

Helen Rigdon, Senior Librarian, will provide a brief update on events at Rockwell Branch

**Recommended Action:** Receive and file

### *New Business*

8. **ZON2015-00052** – **Bill Longnecker, Metropolitan Area Planning Department**, will present the request. City request for a zone change from SF-5 Single-Family Residential and GC General Commercial to LI Limited Industrial on property generally located west of Greenwich Road, on the north side of I-35 and the west side of Trig Street. The applicant is requesting LI Limited Industrial (LI) zoning on the 11.21-acre, unplatted SF 5 Single Family Residential (SF-5) and GC General Commercial (GC) site. The site is located a block west of Greenwich Road, abuts the north side of I-35 on the northwest side of the Gilbert and Trig Streets intersection. Kellogg Avenue/US-54 is located approximately 380 feet north of the site. The site is currently an overgrown field.

**Recommended Action:** Applying provisions of a protective overlay to the request for LI zoning will allow the applicants the opportunity for commercial development on the site as well as eliminating some of the industrial uses permitted by right that are out of character with the existing development in the area, most which has occurred since 2000 and has been anchored by the big box stores Wal-Mart and Lowes. Based upon information available prior to the public hearings, planning staff recommends that the proposed conditional use be **APPROVED**, subject to platting within four years and the following provisions of a protective overlay:

- 1) The following uses are prohibited: pawn shop, private and public recycling collection stations, recycling processing center, reverse vending machine, rodeo in the city, sexually oriented business, tattooing and body piercing facility, asphalt or concrete plant, vehicle storage yard, landfill, mining or quarrying, oil and gas drilling, rock crushing, solid waste incinerator, transfer station, wrecking/salvage yard.
- 2) In addition to the prohibited uses listed in provision #1, the following uses are prohibited as long as SF-5 Single-Family Residential zoning remains on the properties located on the east side of Trig Street: correctional facility, correctional placement residence, nightclub in the city, and tavern or drinking establishment.
- 3) Development of the subject property will trigger improvements to Trig Street and perhaps Gilbert Street. The applicant will be responsible for the improvements to those roads to industrial standards.
- 4) An 8-foot wall will be built along the site's east side, its Trig Street frontage and along its south side where the site abuts I-35. A landscaped berm or landscaping that equals the wall can be used. If landscaping is used a double row of 8-foot tall evergreens will be planted at 20 foot centers. Existing landscaping can be used along the south side if it equals solid screening. A landscape plan, per the City of Wichita's Landscape Ordinance except as noted, including an irrigation plan shall be reviewed for approval by the Planning Director. All landscaping material that dies will be replaced within 30 days.
- 5) All roof top mechanical equipment shall be screened from ground level view per the UZC. All loading, docking areas, and trash receptacles shall be screened from ground level view and along I-35 as approved by the Planning Director.
- 6) Signage shall be as permitted in the LI zoning district with the following standards. One building sign along I-35. No free standing signs along I-35. Portable signs, flashing or animated signs, pennants, banners, and balloons are not permitted. Back lit canopies and neon or fluorescent tube lighting on buildings are not permitted.
- 7) A 35-foot setback along the site's east side. No pole lights allowed in the 35-foot setback.
- 8) All exterior lighting shall be shielding to direct light downward. Pole lights, including the base shall be no taller 15 feet.
- 9) Compatibility height standards shall be apply.
- 10) All utilities shall be underground.

**Board Agenda**

**9. Updates, Issues, and Reports**

Report on activities, events, or concerns in the neighborhoods and/or District II.

- **Council Member Meitzner**
- **DAB Members**

**Recommended Action:** Provide comments/ take appropriate action

**General Comments/ Announcements:**

**Next Meeting:** The next meeting for District Advisory Board II will be at **6:30 p.m. on Monday, March 14, 2016, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.**

**Adjournment**